

RDMD/Planning and Development Services Function

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DATE: April 15, 2004

TO: Orange County Zoning Administrator

FROM: RDMD/PDSF/Current and Advance Planning Services

SUBJECT: Public Hearing on Planning Application PA04-0008 for Coastal Development Permit

PROPOSAL: The applicant proposes to demolish an existing beachfront single-story, single-family dwelling and construct a new three story (35 feet in height), 3,550 square feet single-family dwelling with a three-car garage.

LOCATION: The project is located in the community of Sunset Beach, between 6th Street and 7th Street, at 17027 South Pacific Avenue. Second Supervisorial District.

APPLICANT: Ruth Leitner, property owner
Ronald Wikstrom, architect/agent

STAFF William V. Melton, Project Manager

CONTACT: Phone: (714) 834-2541 FAX: (714) 834-3522

SYNOPSIS: PDSF/Current and Advance Planning Services recommends Zoning Administrator approval of PA04-0008 subject to the attached Findings and Conditions of Approval.

BACKGROUND:

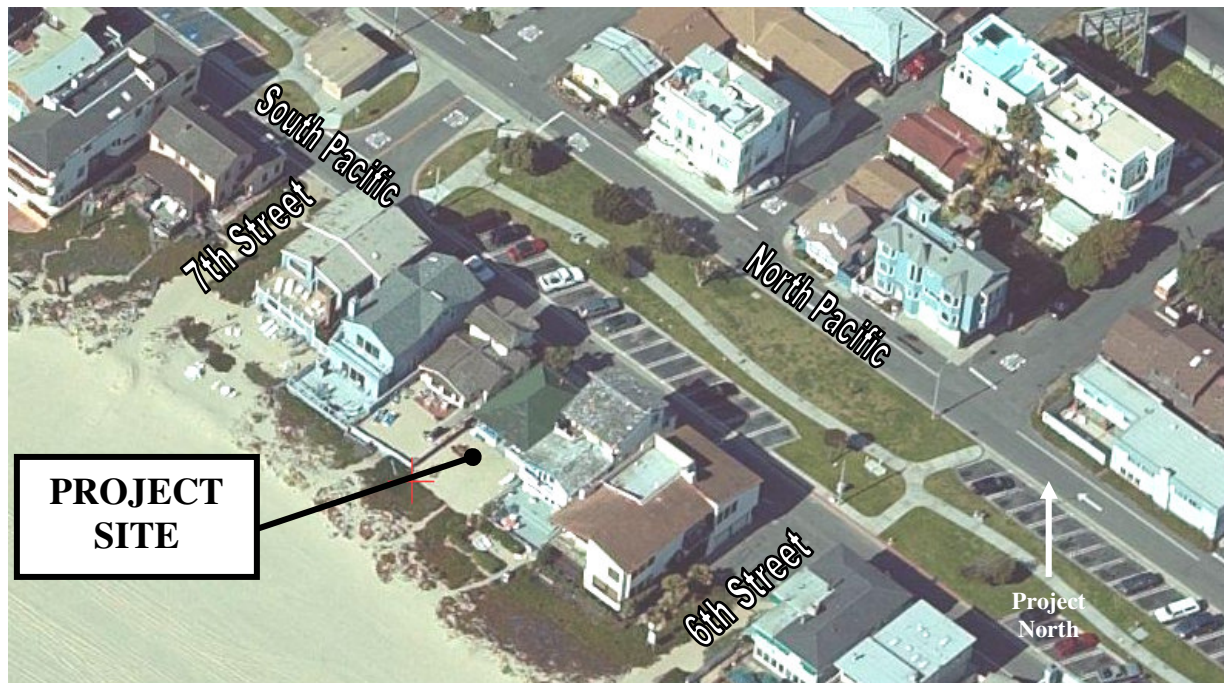
The subject property is located within the Sunset Beach Specific Plan/Local Coastal Program area. The site has a land use designation of SBR "Sunset Beach Residential". The land use regulations permit the construction of single-family dwelling or a two-family dwelling (duplex) per building site. Two family dwellings can be in the form of rental units or condominium units. All development in Sunset Beach is subject to the applicable regulations of the Sunset Beach SP/LCP and the CD "Coastal Development Permit" regulations of the Zoning Code (Section 7-9-118). This project is within the Coastal Zone and is an "appealable development". The approval of an appealable development may be appealed directly to the California Coastal Commission

The project site is an interior beachfront property accessed from South Pacific Avenue. The lot measures 30 feet wide by approximately 76 feet deep. Interior properties along South Pacific are generally 90 feet deep, however from 8th Street south to 4th Street, the lots become shallower to where on 4th Street the lot depth is only 55 feet.

The subject property is development with a one-story single-family dwelling unit located on the front half of the lot. Two uncovered substandard parking spaces are provided. The applicant estimates that the dwelling is close to 100 years old. The applicant proposes to demolish this structure and construct a new three-story single-family dwelling with a three-car garage. Two of the spaces are in tandem, which is permitted under the Sunset Beach off-street parking regulations. The proposed structure provides habitable living area on all three levels totaling 3,550 square feet. Three decks totaling 678 square feet, one on each level, are provided at the rear of the proposed structure.

SURROUNDING LAND USE: (assumes the Pacific Ocean is west)

Direction	Designation	Existing Land Use
Project Site	SBR “Sunset Beach Residential”	Residential
North	SBR “Sunset Beach Residential”	Residential
South	SBR “Sunset Beach Residential”	Residential
East	SBP “Sunset Beach Parking”	Green belt and public parking area
West	SBB “Sunset Beach Beach”	Beach area



REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to each property owner of record within 300 feet of the subject site, the LCP Board of Review and the California Coastal Commission. Coastal Development Regulations also require mailing of the notice to the resident of a house within 100 feet of the subject site. However, the Post Office in Sunset Beach does not deliver mail directly to the homes. All U.S. Postal Service delivery is through post office boxes at the Sunset Beach Post Office. To satisfy Coastal Development requirements, a Notice of Hearing was posted at the Sunset Beach Post Office. Additionally, a Notice of Hearing was posted at the site as well as the Osborne Building. A copy of the planning application along with a copy of the proposed site plan was distributed for review and comment to eight County divisions and the Sunset Beach LCP Review Board.

As of the writing of this staff report, no comments raising significant issues with the project have been received from other County divisions. Staff from HBP/Historical Facilities commented that while the structure was old, it did not have any significant architectural qualities warranting further investigation. The Sunset Beach LCP Board of Review recommended project approval at a meeting held in March.

CEQA COMPLIANCE:

Negative Declaration No. PA040008 (Exhibit 3) has been prepared for this proposal. It was posted for public review on March 17, 2004 and became final on April 6, 2004. Prior to project approval, this ND must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

As detailed in the chart below, the proposed single-family dwelling conforms to the Sunset Beach SP SBR site development standards.

STANDARD	REQUIRED	PROPOSED
Front setback Ground level/Garage 2 nd and 3 rd levels	5 feet 6 inches	5 feet 6 inches
Rear setback, all levels	0 feet	3 inches
Side setback	3 feet adjacent to other lots	3 feet adjacent to other lots
Maximum Building height	35' above centerline elevation of the adjacent street.	35' above centerline elevation of South Pacific Ave.
Parking	2 covered spaces	3 garaged spaces with one space in tandem

Because the project is a principal permit use in the SBR District; and, the proposed dwelling conforms to the applicable site development standards; and, the existing dwelling was found to have no architectural significance; and was approved by the Sunset Beach LCP Board of Review, staff recommends project approval as follows.

RECOMMENDED ACTION:

PDS/Current and Advance Planning Services recommend the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA04-0008 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief
CAPS/Site Planning Section

WVM

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Site photos
3. Environmental Documentation
4. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the RDMD/Planning and Development Services.

In addition, this project is within the Coastal Zone and is an "appealable development". Approval of an appealable development may be appealed directly to the California Coastal Commission (telephone number 562-560-5071), in compliance with their regulations, without exhausting the County's appeal procedures.